



Fiscal Note

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

HB 26-1279: PUBLIC UTILITY NOTICE TO REAL PROPERTY OWNER

Prime Sponsors:

Rep. Luck

Fiscal Analyst:

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Version: Initial Fiscal Note

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Fiscal note status: The fiscal note reflects the introduced bill.

Summary Information

Overview. The bill requires a public utility to provide at least 90 days' notice to landowners before beginning the construction or extension of a new facility line, plant or system on a landowners' property, and to hold at least one in-person public meeting.

Types of impacts. The bill is projected to affect the following areas on an ongoing basis:

- Local Government

Appropriations. No appropriation is required.

Table 1
State Fiscal Impacts

Type of Impact	Budget Year FY 2026-27	Out Year FY 2027-28
State Revenue	\$0	\$0
State Expenditures	\$0	\$0
Transferred Funds	\$0	\$0
Change in TABOR Refunds	\$0	\$0
Change in State FTE	0.0 FTE	0.0 FTE

Summary of Legislation

The bill requires a public utility to provide at least 90 days' notice to landowners before beginning the construction or extension of a new facility, line, plant, or system that requires the use of a landowners' property. The public utility is required to hold at least one in-person public meeting between 30 and 60 days after providing notice. Sufficient notice means a letter containing specified information sent by certified mail to the landowner, and publication in a newspaper of general circulation within the area of the property.

Local Government

To the extent municipally owned utilities are constructing on private property, the bill increases expenditures for certified mail, newspaper notices, and public hearings.

Effective Date

The bill takes effect 90 days following adjournment of the General Assembly sine die, assuming no referendum petition is filed. It applies to public utility construction or extension projects commenced on or after the applicable effective date of this act.

Contacts

Counties

Regulatory Agencies

Municipal Utilities